



The Borough of Elverson
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Elverson Borough
Planning Commission Meeting Minutes
April 21, 2026

The Elverson Borough Planning Commission Meeting was held on April 21, 2026, at 7:00 PM, and called to order by Dave Stoltzfus, who led the pledge of allegiance.

ATTENDANCE:

Planning Commission Members present: Dave Stoltzfus, Daniel Iya, Gary Stoltzfus, Jon Mountz, Dave Hall, and Lorrie Stolz, Secretary

Also in attendance: Kent Morey, SSM Group; Steve Romich, Cornerstone Consulting Engineering & Design Services, Inc.; David Cohen, C&M Best Choice, LLC; Ian McBride; Selena McBride; and Mary Lewis.

APPROVAL of MARCH 17, 2026, MEETING MINUTES

The members agreed to approve the March 17, 2026, meeting minutes.

REVIEW OF PROPOSED SUBDIVISION PLAN FOR 6 BREWERY LANE, C&M BEST CHOICE, LLC

Steven Romich with Cornerstone Consulting Engineering & Design Services, Inc. stated his client, David Cohen, would like to subdivide the property at 6 Brewery Lane into 6 Lots. He stated the previous owner, Chris Peebles, started this process but never had the plans recorded with Chester County. Kent Morey, SSM Group stated the original plans were recorded at Chester County on November 21, 1991, he received the recorded plans from the Chester Co. Recorder of Deeds.

Kent explained that the lots are currently used for manufacturing, however; if they wanted to change the use, they would need to apply for Conditional Use through the Borough.

David Cohen stated he bought the property three years ago and he was under the impression that it was only one parcel. Dave Stoltzfus stated that since no one was aware that the plans were recorded with the county, the applicant should get clarification that the plan has been recorded properly before moving forward. Kent Morey suggested the applicant speak with an attorney.

ADJOURNMENT:

With no further business the meeting adjourned at 7:27PM.

Respectfully submitted,

Lorrie Stolz
Secretary